



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
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[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3003502**  
Board: F  
House/Single Family

**2530 MAGNOLIA CRESCENT**

Abbotsford  
Abbotsford West  
V2T 3N2

Residential Detached

**\$959,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$959,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>3</b>	Age: <b>46</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Lot Area (sq.ft.): <b>7,420.00</b>	Rear Yard Exp:	For Tax Year:
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>006-815-260</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **MINS**

Dist. to School Bus: **MINS**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish:

Legal: **PL NWP33280 LT 82 LD 36 SEC 20 TWP 16**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	15' x 13'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'11			x	Main 4
Finished Floor (Below):	1,468	Main	Kitchen	14' x 9'			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 13'6			x	Below 4
Finished Floor (Total):	3,248sq. ft.	Main	Bedroom	10' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	
Grand Total:	3,248sq. ft.	Main	Den	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8' x 4'			x	
Suite:		Below	Den	10' x 10'			x	
Basement:Fully Finished		Below	Bedroom	20' x 12'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Kitchen	8' x 8'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

**Spacious and Rancher with basement home located in central Abbotsford. This close to 3300 sq ft home features an updated kitchen, great layout with 3 bedrooms and den on the main floor, large bedrooms, 3 bathrooms, over sized double car garage, large backyard, room for your RV, Basement has a great 2 bed basement suite. All this located close to shopping, transit.**



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**Active**  
**R2954712**  
Board: F  
House/Single Family

**1964 JACKSON STREET**

Abbotsford  
Central Abbotsford  
V2S 3A1

Residential Detached

**\$982,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$890,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>2</b>	Age: <b>53</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>2</b>	Zoning: <b>RS-3</b>
Depth / Size: <b>135</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,778.37</b>
Lot Area (sq.ft.): <b>9,450.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>006-674-054</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Other**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 68, PLAN NWP38385, PART SW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10' x 10'			x	Bsmt 3
Finished Floor (Basement):	1,066	Main	Primary Bedroom	10'9" x 11'8"			x	
Finished Floor (Total):	2,307 sq. ft.	Main	Bedroom	11' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	
Grand Total:	2,307 sq. ft.	Bsmt	Bedroom	10' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 12'			x	
		Bsmt	Living Room	11'9" x 11'2"			x	
		Bsmt	Recreation Room	19' x 11'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Other</b>								
Basement: <b>Full, Fully Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

**Court order sale, handyman special, large lot 70 by 135. Potential to subdivide. Easy to show with notice**



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**Active**  
**R3005514**  
Board: F  
House/Single Family

**35337 ROCKWELL DRIVE**

Abbotsford  
Abbotsford East  
V3G 2C9

Residential Detached

**\$999,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>5</b>	Age: <b>44</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>4</b>	Zoning: <b>RS3</b>
Depth / Size: <b>159</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,374.25</b>
Lot Area (sq.ft.): <b>9,961.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>028-745-841</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Mountains and Valley</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Natural Gas, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN EPP14407, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'0 x 13'11	Below	Den	14'10 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	786	Main	Dining Room	21'7 x 11'5	Below	Bedroom	14'10 x 11'11	Main 3
Finished Floor (Below):	1,821	Main	Kitchen	23'3 x 13'11	Below	Flex Room	11'2 x 8'0	Above 4
Finished Floor (Basement):	0	Main	Family Room	25'4 x 13'0			x	Above 3
Finished Floor (Total):	4,238sq. ft.	Main	Bedroom	13'0 x 14'0			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	16'3 x 13'10			x	Below 2
Grand Total:	4,238sq. ft.	Above	Walk-In Closet	9'8 x 6'2			x	
		Above	Bedroom	11'9 x 11'0			x	
		Above	Bedroom	12'1 x 12'1			x	
		Below	Living Room	22'0 x 23'11			x	
		Below	Bedroom	9'5 x 12'2			x	
		Below	Kitchen	12'8 x 12'0			x	
		Below	Laundry	12'9 x 14'3			x	

Suite:  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **4**  
# of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Magnolia**

**4 Level, 6-bedroom home in the desirable East Abby location, offering breathtaking mountain and valley views. Perfect for families or entertaining, this spacious residence includes a convenient 1-bedroom suite for guests or extended family. Don't miss this rare gem in a prime setting!**



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**Active**  
**R3004881**  
Board: F  
House/Single Family

**3376 ELKFORD DRIVE**  
Abbotsford  
Abbotsford West  
V2T 5C5

Residential Detached  
**\$1,100,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,100,000</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1990</b>
Frontage(feet): <b>52.72</b>	Bathrooms: <b>4</b>	Age: <b>35</b>
Frontage(metres): <b>16.07</b>	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size: <b>30.04 m</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,213.73</b>
Lot Area (sq.ft.): <b>6,028.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>014-660-962</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv: <b>Fairfield Estates</b>		
First Nation Reserve:		
Services Connected: <b>Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Nearby**  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **LOT 60 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 82358**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	1,138	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	677	Main	Living Room	13' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9" x 9'1"			x	Main 2
Finished Floor (Below):	649	Main	Kitchen	11'7" x 8'5'			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	7'8" x 13'6'			x	Above 3
Finished Floor (Total):	2,464sq. ft.	Main	Family Room	20' x 13'7"			x	Below 3
Unfinished Floor:	0	Main	Laundry	10'4' x 7'10'			x	
Grand Total:	2,464sq. ft.	Below	Recreation Room	17'1' x 16'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	11'7' x 8'8'			x	
Suite: <b>None</b>		Below	Den	8'6' x 10'4'			x	
Basement: <b>Full, Fully Finished</b>		Below	Bedroom	8'11' x 11'			x	
		Above	Bedroom	9'11' x 12'6'			x	
		Above	Bedroom	10' x 10'5'			x	
		Above	Primary Bedroom	13' x 13'6'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Vybe Realty**

**Welcome to Fairfield Estates! This stunning 4-level split detached home is nestled in the heart of the highly sought-after Fairfield Estates, offering the perfect blend of space, privacy, and convenience. Boasting 2,464 sq/ft of living space, this home features 4 bedrooms and 4 bathrooms, providing ample room for the whole family. Situated on a generous 6,028 sq/ft lot, you'll love the fully fenced backyard—perfect for outdoor activities, entertaining, or simply relaxing. With plenty of driveway parking, there's room for multiple vehicles. Enjoy a high walkability score, with easy access to parks, Rotary Stadium, and the recreation centre. Plus, it's conveniently located near all three levels of schools, shopping, and more! Don't miss out on this exceptional opportunity!**





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**Active**  
**R2980827**  
Board: F  
House/Single Family

**33474 KINGSLEY TERRACE**

Abbotsford  
Poplar  
V2S 6J6

Residential Detached

**\$1,184,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,219,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>73.00</b>	Bathrooms: <b>4</b>	Age: <b>36</b>
Frontage(metres): <b>22.25</b>	Full Baths: <b>3</b>	Zoning: <b>RS</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,843.62</b>
Lot Area (sq.ft.): <b>7,304.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>003-073-157</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport & Garage**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 96, PLAN NWP62509, SECTION 9, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 12'			x	Main 3
Finished Floor (Below):	1,500	Main	Kitchen	14' x 9'6"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14' x 14'			x	Below 4
Finished Floor (Total):	3,000sq. ft.	Main	Bedroom	11'7" x 11'2"			x	Below 2
Unfinished Floor:	0	Main	Bedroom	11'7" x 11'2"			x	
Grand Total:	3,000sq. ft.	Below	Bedroom	18' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 12'			x	
		Below	Kitchen	14' x 9'6"			x	
		Below	Bedroom	11'7" x 11'2"			x	
		Below	Bedroom	11'7" x 11'2"			x	
Suite: <b>Legal Suite</b>				x			x	
Basement: <b>Fully Finished, Separate Entry</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**33474 Kingsley Terrace, Abbotsford: This court-ordered sale features a 3,000 sqft, 6-bedroom home, ready for renovation. This large corner lot, at over 7,300 Sq.Ft., is an Investor dream with a large, 2-bedroom, above-ground, LEGAL basement suite. Centrally located Enjoy convenient access to amenities. Reach out for more information.**



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**Active**  
**R2961411**  
Board: F  
House/Single Family

**35527 ZANATTA PLACE**

Abbotsford  
Abbotsford East  
V3G 0B4

Residential Detached

**\$1,299,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,379,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,844.78</b>
Lot Area (sq.ft.): <b>7,485.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>026-821-231</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric, Forced Air**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 49, PLAN BCP26257, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**

Features:

Finished Floor (Main):	1,431	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,207	Main	Living Room	15'5 x 18'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 16'11	Below	Recreation Room	18'1 x 21'7	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 10'4	Below	Kitchen	16'4 x 4'9	Above	4
Finished Floor (Basement):	1,066	Main	Family Room	11'0 x 21'1	Below	Bedroom	10'0 x 18'9	Above	5
Finished Floor (Total):	3,704sq. ft.	Main	Bedroom	10'0 x 12'3	Below	Den	13'5 x 13'2	Below	4
Unfinished Floor:	0	Main	Laundry	10'0 x 6'5	Below	Utility	2'11 x 6'6		
Grand Total:	3,704sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 10'6			x		
		Above	Bedroom	11'2 x 13'2			x		
		Above	Bedroom	11'2 x 10'11			x		
		Above	Walk-In Closet	7'1 x 5'7			x		
Suite:		Above	Primary Bedroom	18'5 x 19'11			x		
Basement:Fully Finished		Above	Walk-In Closet	5'2 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

**This impressive 6-bedroom, 4-bathroom home boasts over 3,700 sq ft of beautifully designed living space spread across three levels. With a 3-car garage & a separate 1-bedroom + den basement suite, this property offers incredible versatility—ideal for in-laws, guests, or generating additional income. The main floor's open-concept design is highlighted by vaulted ceilings & oversized windows, flooding the space with natural light. The kitchen is a standout feature, complete with a large island, walk-in pantry, & ample cabinetry for all your storage needs. Upstairs, discover four bedrooms, including the primary suite with a 5-piece ensuite & a spacious walk-in closet. Nestled in a prime location, this home is a short walk to Delair Park & minutes from Highway 1! Don't miss this one!**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
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<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3000319**  
Board: F  
House/Single Family

**36111 SPYGLASS LANE**

Abbotsford  
Abbotsford East  
V3G 2W7

Residential Detached

**\$1,475,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,475,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1998</b>
Frontage(feet): <b>240.00</b>	Bathrooms: <b>6</b>	Age: <b>27</b>
Frontage(metres): <b>73.15</b>	Full Baths: <b>6</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,069.54</b>
Lot Area (sq.ft.): <b>17,277.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.40</b>	P.I.D.: <b>023-075-767</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>Yes: Valley</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **4** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 45, PLAN LMP22870, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	3,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'9 x 14'2	Above	Living Room	21'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	993	Main	Dining Room	15'4 x 15'5	Above	Primary Bedroom	12'4 x 11'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	16' x 11'	Above	Bedroom	11'4 x 9'	Main	4
Finished Floor (Basement):	1,882	Main	Family Room	20'3 x 18'8			x	Above	4
Finished Floor (Total):	6,005sq. ft.	Main	Eating Area	13'2 x 9'9	Bsmt	Kitchen	20' x 13'6	Below	4
Unfinished Floor:	0	Main	Pantry	11'2 x 12'5	Bsmt	Living Room	18'5 x 13'6	Above	4
Grand Total:	6,005sq. ft.	Main	Office	10'7 x 14'	Bsmt	Bedroom	15'5 x 8'8	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	17' x 20'4	Bsmt	Bedroom	18' x 7'9		
		Main	Bedroom	11'8 x 13'2			x		
		Main	Bedroom	9'7 x 11'4			x		
		Main	Bedroom	12' x 12'			x		
Suite: <b>Legal Suite, Unauthorized Suite</b>				x			x		
Basement: <b>None</b>		Above	Kitchen	14'2 x 5'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX City Realty**

**Court Order sale, 9 bedrooms, 6 baths, 2 rental suites, 3 car garage, great location, some finishing required in basement, easy access to Highway 1. Ideal for large family. Allow 24 hours for showings.**



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**Active**  
**R2965268**  
Board: F  
House/Single Family

**30914 UPPER MACLURE ROAD**

Abbotsford  
Abbotsford West  
V2T 0A4

Residential Detached

**\$1,525,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,525,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2009</b>
Frontage(feet): <b>70.57</b>	Bathrooms: <b>3</b>	Age: <b>16</b>
Frontage(metres): <b>21.51</b>	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size: <b>135.80</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,221.55</b>
Lot Area (sq.ft.): <b>9,504.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>026-788-055</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, PLAN BCP25696, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Bsmt	Living Room	11'4 x 9'8	Main	3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8	Above	3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13' x 8'0	Below	3
Finished Floor (Total):	4,218sq. ft.	Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10		
Unfinished Floor:	0	Main	Living Room	12'6 x 14'8			x		
Grand Total:	4,218sq. ft.	Main	Nook	9'0 x 9'0			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16' x 13'10			x		
		Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'4 x 11'4			x		
		Above	Laundry	9'4 x 5'4			x		
				x			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>None</b>									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **RE/MAX City Realty**

**Custom built 7 bedroom & 5 baths home in desirable neighbourhood. View from the back deck, home features, gas fireplaces, air conditioning, over 4200 square feet, 2 bedroom suite plus bachelor suite. Allow time for showings.**





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**Active**  
**R2996242**  
Board: F  
House with Acreage

**6430 RIVERSIDE STREET**

Abbotsford  
Matsqui  
V4X 1T9

Residential Detached

**\$1,899,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,899,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>458.00</b>	Bathrooms: <b>3</b>	Age: <b>46</b>
Frontage(metres): <b>139.60</b>	Full Baths: <b>3</b>	Zoning: <b>A2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,077.30</b>
Lot Area (sq.ft.): <b>207,781.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>4.77</b>	P.I.D.: <b>000-637-335</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Slab**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel: **Other**

Fuel/Heating: **Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**

Parking: **Add. Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 21 DISTRICT LOTS 43 AND 118 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 36909**

Amenities: **Green House**

Site Influences:

Features: **Other - See Remarks**

Finished Floor (Main):	1,311	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'0 x 8'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'0 x 11'0			x	
Finished Floor (Basement):	1,311	Main	Primary Bedroom	16'11 x 11'7			x	
Finished Floor (Total):	2,622sq. ft.	Main	Bedroom	11'0 x 10'0			x	
Unfinished Floor:	0	Main	Bedroom	11'0 x 17'0			x	Main 4
Grand Total:	2,622sq. ft.	Main	Bedroom	10'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'1 x 14'1			x	
		Bsmt	Recreation Room	9'9 x 16'9			x	Bsmt 3
		Bsmt	Bedroom	11'1 x 13'1			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**6430 Riverside Street, Abbotsford: A 4.77-acre property with endless potential! This court-ordered sale features a 2,622 sqft, 6-bedroom rancher ready for renovation, plus a greenhouse for the avid gardener. Enjoy convenient access to amenities and a short drive to downtown Mission. Reach out for more information.**



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**Active**  
**R2994600**

Board: F  
House with Acreage

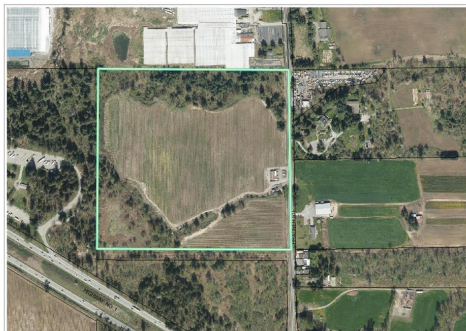
**4281 BRADNER ROAD**

Abbotsford  
Bradner  
V4X 1S9

Residential Detached

**\$3,799,900** (LP)

(SP)



The information shown is for reference only. All data should be verified by associated legal survey plans and engineering drawings.

Sold Date: If new, GST/HST inc?: Original Price: **\$3,999,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2012**  
Frontage(feet): **1,306.0** Bathrooms: **2** Age: **13**  
Frontage(metres): **398.07** Full Baths: **2** Zoning: **A1**  
Depth / Size: **1413(42.82AC)** Half Baths: **0** Gross Taxes: **\$3,322.27**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **42.82** P.I.D.: **025-569-767** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Carpet**

Legal: **LOT A, PLAN BCP3385, SECTION 33, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 54545**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,495	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	6'2 x5'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'2 x8'1			x	Main 3
Finished Floor (Below):	0	Main	Living Room	17'11 x11'7			x	Main 3
Finished Floor (Basement):	0	Main	Den	7'9 x8'7			x	
Finished Floor (Total):	1,495sq. ft.	Main	Primary Bedroom	21'7 x12'10			x	
Unfinished Floor:	0	Main	Walk-In Closet	7'11 x3'11			x	
Grand Total:	1,495sq. ft.	Main	Bedroom	10'4 x11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'10 x14'7			x	
		Main	Bedroom	18'8 x12'10			x	
		Main	Walk-In Closet	6' x7'11			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#: 54545	CSA/BCE: 258107	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**This exceptional 42.8-acre blueberry farm in Abbotsford offers a unique opportunity to own a fully operational agricultural business alongside a charming 4-bedroom, 2-bath modular home. Boasting an impressive frontage of approximately 400 feet, the property is planted with three popular blueberry varieties-Bluecrop, Duke, and Elliott-known for their high yields, excellent flavor, and complementary harvest seasons. Ideally located close to Highway 1, it combines peaceful rural living with convenient access to shopping, dining, and entertainment. Perfect for those looking to build their dream home while managing a productive farm, this estate provides the best of both worlds in a highly desirable location. Don't miss out-book your private tour today!**